



COMMERCIAL Advantage

Commercial / Industrial Real Estate & Development

RETAIL / OFFICE / MEDICAL
Main Street, Highland IN
COME DO BUSINESS IN "THE REGION"!

www.commercial-adv.com



KNOWN AS:

Spring Prairie

LOCATION:

2645 & 2715 Main St, Highland, 46322

ZONING:

B-3

SPACE AVAILABLE:

Building 1 – 14,337 (+/-) SF Total

Suite A - 6,245 (+/-) SF divisible to 1,795 (+/-) SF

Building 2 – 18,624 (+/-) SF Total

Suite D – 2,176 (+/-) SF

PARKING LOT:

179 Parking Spaces, Street-side Marquee

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,850	71,068	178,398
Households	2,435	28,253	70,132
HH Income	\$90,316	\$79,911	\$70,347

TRAFFIC COUNT:

19,827 – Daily Traffic Count (Based on traffic count done by Nu-Metrics Analyzer Study for the week of Nov. 6th- Nov. 10th)

COMMENTS:

Two L-Shaped strip centers are ideal for any retailer, professional office user, or medical office looking for great exposure. Other Tenants; Cardinal Health, Sports PT, Salon Centric and Happy Days Childcare.

AMENITIES:

Great location on Main St, east of Route 41. Spaces can range from 1,795 sq ft up to 6,245 sq ft, owner provides vanilla box.

Liquor license available for use at Building 2.

LEASE PRICE:

\$16.00 per Sq Ft NNN (\$5.00 CAM)

Contact: Lori Tubbs (Cell) 312-446-7059
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